



## Grove Park, Camberwell, London, SE5

£650,000 *Leasehold*

The accommodation is thoughtfully arranged, with two bedrooms alongside a separate kitchen, dedicated dining room and separate living space. The dining room is a particular highlight, opening directly onto the patio through impressive floor-to-ceiling windows. This creates a bright and welcoming space, allowing an abundance of natural light to flood into the property while providing a lovely connection between the interior and outside.



- 2  1  1 

**KEY FEATURES**

  - Two-bedroom apartment
  - Just under 800 sq. ft. of well-proportioned living space
  - Bright dining area with floor-to-ceiling windows
  - Direct access to a private patio
  - Excellent natural light throughout
  - Near Bellenden Road, Camberwell Church Street and East Dulwich
  - Excellent selection of independent cafés, restaurants, pubs and shops nearby
  - Convenient transport links from Denmark Hill and Peckham Rye stations
  - Easy connections into The City and beyond



### Dulwich

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The generous living space offers plenty of flexibility for both relaxing and entertaining, while the separate kitchen and dining room provide a practical layout that is increasingly sought after. With its well-balanced proportions, high levels of natural light and access to outside space, the apartment makes an appealing home for those looking for comfort, character and functionality in equal measure.

Grove Park offers a peaceful and leafy setting while being ideally positioned for enjoying the best of Camberwell and its surrounding neighbourhoods. A short distance away, Bellenden Road, Camberwell Church Street and East Dulwich provide a vibrant mix of independent cafés, restaurants, welcoming pubs, local delis and boutique shops.

For those who enjoy the outdoors, there is an abundance of green space nearby. Warwick Gardens and Lettsom Gardens are both close at hand, while the expansive open spaces of Peckham Rye Common provide plenty of opportunity for walks, exercise and leisurely weekends outdoors.

Transport links are also convenient, with Denmark Hill and Peckham Rye stations providing connections into central London and beyond.

Combining almost 800 sq. ft. of versatile accommodation, a bright dining room with floor-to-ceiling windows, private patio space and an enviable location surrounded by green spaces and excellent local amenities.



MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 976 year and 0 months  
**Service Charge:** £1636.82 per annum  
**Ground Rent:** £ 0  
**Council Tax Band:** B  
**EPC rating:** E

**Mobile phone coverage:**  
EE (Good outdoor and variable in-home)  
Three (Good outdoor and in-home)  
O2 (Good outdoor)  
Vodafone (Good outdoor and variable in-home)  
**(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)**

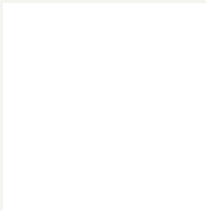
**Flood Risk:** Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)  
  
**Available Broadband -**  
Full Fibre Broadband

**Floor plan:** Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



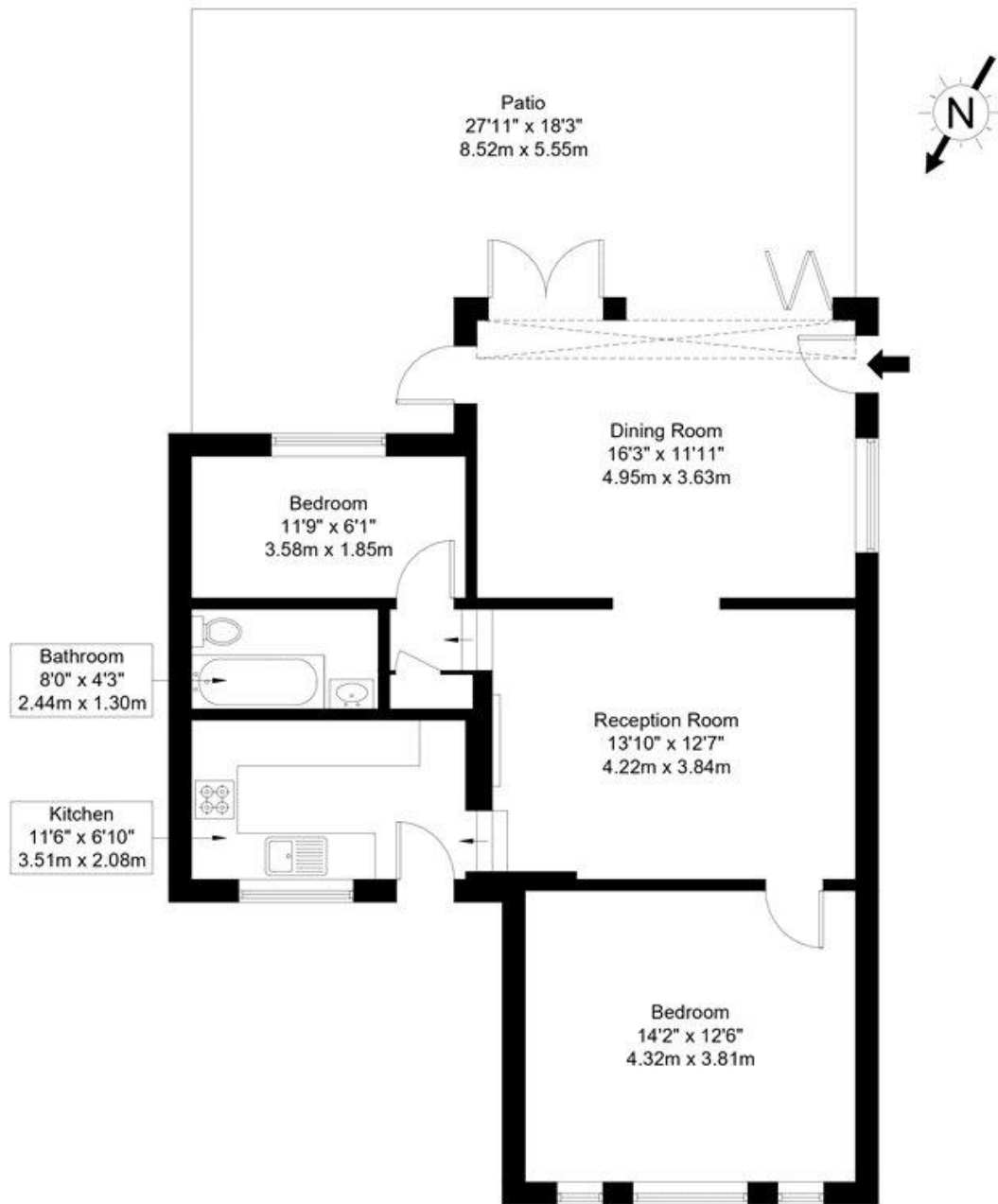
<https://www.winkworth.co.uk/sale/property/DUL260312>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



# Grove Park, SE5 8LH

Approx Gross Internal Area = 73.9 sq m / 795 sq ft



Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Dulwich

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